

Applicants are reminded that all Return Receipts
From the Certified Mail of Public Hearing must be submitted prior to
Public Hearing for application to be heard.

**All Applicants and Property Owners
and/or their Legal Representative Must be Present**

LEGAL REPRESENTATION MUST BE EITHER AN ATTORNEY OR RECORDED POWER
OF ATTORNEY

AGENDA
NOTICE OF MEETING
WARRICK COUNTY BOARD OF ZONING APPEALS

Regular meeting to be held in the Commissioners Meeting Room,
Third Floor, Historic Courthouse,
Boonville, Indiana
Monday, May 24, 2021 at 6:00 P.M.
North & South doors of the Historic Courthouse open at 5:40 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL:

MINUTES: To approve the minutes from the April 26, 2021 meeting.

SPECIAL USE:

SPECIAL USE: BZA-SU-21-15

APPLICANT: River City Wireless, Inc. by Jessica Robling, Owner

OWNER: New Master EERWA Development, LLC by Thomas Newmaster, Owner

PREMISES AFFECTED: Property located on the west side of Gander Cemetery Road approximately 1,150 feet north of the intersection formed by Gander Cemetery Road and Gander Road, Parcel No. 3 in Gander & Gander Minor Subdivision. Campbell Twp. 9-5-9 4933 *Gander Cemetery Rd.*

NATURE OF CASE: Applicant requests a Special Use, SU 18, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow: an Improvement Location Permit to be issued for a 195' tower and associated equipment in a lease area, all in "CON" Recreation and Conservancy Zoning District. (*Advertised in The Standard on May 13, 2021*)

VARIANCES:

VARIANCE: BZA-V-21-13

APPLICANT: Custom Sign & Engineering, Inc by Scott Elpers, Owner

OWNER: Busler Enterprise Inc, By Charles Wolfinger, President

PREMISES AFFECTED: Property located on the south side of SR 66 approximately 0' east of the intersection formed by SR 66 and SR 261. Ohio Twp. 26-6-9 Parcel No. 2B in Busler Minor Subdivision No. 2. 7777 SR 66

NATURE OF CASE: Applicant requests a variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to all an Improvement Location Permit to be issued to allow relaxation of setback for a sign from 5' off the property line to 6" of the property line. "C-4" General Commercial Zoning District. (*Advertised in The Standard on May 13, 2021*)

VARIANCE: BZA-V-21-14

APPLICANT & OWNER: Lindsey M. & C. Benjamin III Robak

PREMISES AFFECTED: Property located on the east side of Cliftmeere Drive approximately 450' north of the intersection formed by Cliftmeere Drive and Cliftmeere Drive, Ohio Twp. Lot No. 13 in Cliftmeere Subdivision. 5722 *Cliftmeere Drive*

NATURE OF CASE: Applicant requests a variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an 8' privacy fence to be constructed, which exceeds the maximum 6' height limit in an "R-1A" One Family Dwelling District. (*Advertised in The Standard on May 13, 2021*)

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS:

To transact any other business.